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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Craddock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. XI.

Montreal, July, 1898.

No. 7.

The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,908. Invested in Canada, \$2,110,000 Losses paid, \$169,017,187

HEAD OFFICE, CANADA BRANCH:

16 PLACE D'ARMES, Corner of St. James Street, MONTREAL.

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OF LONDON, ENGLAND.

Head Office for Canada

Standard Life Building,

157 St. James Street,

MONTREAL.



Established 1824.
Capital \$25,000,000.

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FRED'K T. BRYERS.

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QUEEN INSURANCE COMPANY of America.

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LONDON & LANCASHIRE LIFE ASSURANCE COMPANY.

Head Office for Canada.

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Montreal

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Montreal

Philip Neville, Jr.

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100 St. John Street
Montreal

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Architect
40 St. James Street
Montreal

Wm. Miles Whitlock

Architect
145 St. John Street
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M. PERCY BARNES
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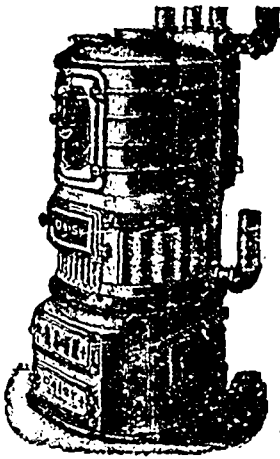
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Estimates Given.

41 ST. ANTOINE ST.,

MONTREAL.

Real Estate Record

Vol. 11.

MONTREAL, JULY 10th, 1898.

No. 7.

THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

Proprietors.

ADVERTISING RATES furnished on application at this Office.

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Monthly Review.

During the month of June there was not much business of any special importance accomplished within the lines of the real estate market. Any attempt to analyze the transactions and to draw inferences as to a renewal of activity in one quarter or another as evidencing a sustaining of values, or as demonstrating that holders of property in some cases are receding from their former prices, would be useless. That which is to be particularly noted at this time is the growth of confidence everywhere visible among brokers, despite some apparently discouraging conditions. There are buyers about, and the fact that some difficulty attends the consummation of transactions may be considered a healthy sign, so far as the market is concerned, and one that promises well for good business when, in the course of time, the effects of the general business revival will have been felt in real estate quarters. Just now, it is the difference between the purchaser's offer and the seller's price that delays the closing of many negotiations, and time is working rather in favor of the seller. The inquiries now come principally from careful buyers who know that the right time to buy real estate is when prices are low, and when general business conditions point to an early increase in values.

The sales recorded in June show that Westmount takes the lead in both number and amount of transfers, the majority of sales being of building land. Exchanges are still in evidence in the city wards and in Westmount, and as usual in trading the prices on both sides are apt to be misleading.

To

ARCHITECTS AND DRAUGHTSMEN.

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1755 & 1757 Notre Dame St. -- MONTREAL

Important Sale of Desirable Property

....AT....

Westmount, Guy & Rachel Sts., Montreal,

By Auction to the highest and last bidder,

In the Matter of VICTORIA BOUCHER,
(Adolphe Lebeau & Cie.)

Nos. 456, 458 and 460, Elm Avenue, Westmount, being lots 373-1-47, 374-1-48 and 374-1-49 of the official plan and book of reference of the parish of Montreal.

"Montreal Collegiate Institute," No. 485 Guy Street, being No. 1638 of the plan and book of reference for St. Antoine Ward.

No. 445 Rachel Street, being cadastral numbers 1224, 1225, 1226, 1227 and 1228 of official lot number 15 of the incorporated village of St. Jean Baptiste.

The above lots with the fine new buildings thereon erected, will be sold by order of the Court to the highest and last bidder,

On Thursday, the 21st July, Inst.,
AT 11 A.M.

At the rooms of

Messrs. MARGOTTE BROS, Auctioneers,
69 St. James St. -- MONTREAL.

Intending bidder to deposit with auctioneer an accepted cheque for \$500 when making bid. For information call at

GAGNON & CARON,
. . . Joint-Curator . . .

Room 41, Montreal Street Railway Building
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Cement and Tile Floors,
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House, Sign and Fresco
Painter

ALL KINDS OF PAPER-HANGINGS IN STOCK.

2466 ST. CATHERINE ST, MONTREAL

BELL TELEPHONE No. 3887.

The most important sale made in June (as announced elsewhere) was that of the practically vacant lot at the north west corner of St. James street and St. Lambert Hill, containing 10,042 superficial feet, at the low price of \$6.50 per foot. The purchaser—Hon. J. Berthiaume of *La Presse*,—secures a fine location for his own business purposes, and the transaction promises well for future developments.

The number of mortgage loans recorded this month at 4½ per cent., and the occasional one at 4¼ per cent., and at four per cent., indicate that whatever may be the case elsewhere, there is apparently little difficulty—withstanding certain adverse civic conditions—in obtaining money at low rates of interest on Montreal real estate. The effect of this cannot but make itself felt before long in the realty market.

The sales recorded during the month of June in the under-mentioned suburban municipalities, amount to \$245,254, and are as follows: - Maisonneuve, \$34,525; De-Lorimier, \$780; Mile End, \$16,501; Montreal Annex, \$36,505; Outremont, \$7,582; Cote des Neiges, \$10,080; Notre Dame de Grace, \$2,450; St. Henry, \$125,641; and St. Cune-gonde, \$11,100.

There were 112 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of June, the particulars of which are given in other columns, amounting to \$578,800.51.

St Antoine Ward	11	\$127,464.87
St Ann's Ward	4	33,250.00
St James Ward	12	46,715.00
St Louis Ward	8	32,794.75
St Lawrence Ward	4	14,668.00
St Mary's Ward	8	14,830.00
St. Jean Baptiste Ward	22	80,036.00
St. Gabriel Ward	3	0,192.50
St. Denis Ward	16	35,460.77
Hochelaga Ward	6	24,466.59
Westmount	23	162,927.03
	112	\$578,800.51

During the corresponding month of last year, 129 transfers were recorded amounting to \$728,977.50.

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CANADA LIFE BUILDING.

Cor St. James and St. Peter Street.

Contracts for Sprinklers. Lowest Current Rates.

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THE CENTRAL LUMBER YARD.

ESTABLISHED 1871.

Corner DORCHESTER and
ST. CHAS. BORROMEE STREETS.

MAHOGANY,
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QUARTERED SYCAMORE
and ALL HARDWOODS.

Kiln-Dried Maple Flooring,

Dressed and Prepared Lumber of every Description

JOHN A. BULMER & CO.

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-BY-

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Real Estate, Insurance
and Investment Agents
181. ST. JAMES ST.,
MONTREAL.

J. C. SIMPSON. H. L. PUTNAM.

HUTCHISON STREET, MONTREAL
 Annex. — A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (892b-3).

ST CATHERINE STREET. — A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).

SHERBROOKE STREET. — A handsome detached villa residence and stables, with grounds containing 48,-

The real estate mortgage loans recorded during the month of June in the registration division of Montreal West, amount to \$263,258.97; of this amount \$41,700 was placed at 4 p.c.; \$28,500 at 4½ p.c.; \$106,250 at 4¾ p.c.; \$57,800 at 5 p.c.; \$4,000 at 5½ p.c.; \$6,858.97 at 6 p.c.; \$400 at 7 p.c.; \$12,950 at 8 p.c.; \$800 at 10 p.c.; and \$4,500 at a nominal rate.

The 4 p.c. loans were in two amounts of \$1,700; \$40,000. The 4½ p.c. in one amount of \$28,500. The 4¾ p.c. in six amounts of \$28,250, \$16,000, \$17,000, \$12,000, \$25,000, and \$8,000, and the 5 p.c. six amounts of \$7,000, \$4,000, \$14,500, \$17,300, \$7,500, and \$7,500.

The lenders were:

Estate and Trust Funds.....	\$79,800.00
Insurance Companies.....	185,750.00
Local Institutions.....	14,500.00
Building & Loan Companies.....	18,850.00
Individuals.....	14,358.97
	\$ 263,258.97

In Montreal East the loans recorded amount to \$150,425. Of this amount \$25,000 was placed at 4½ p.c.; \$31,500 at 4¾ p.c.; \$29,800 at 5 p.c.; \$19,800 at 5½ p.c.; \$36,075, at 6 p.c.; \$2,450 at 6¾ p.c.; and \$2,980 at 7 p.c., \$1,120 at 10 p.c.; and \$1,700 at a nominal rate,

The 4½ p.c. loan was in one amount of \$25,000, the 4¾ p.c. in three amounts of \$2,500, \$12,000, and \$17,000 and the 5 p.c. in ten amounts of \$2,500, \$5,300, \$1,800, \$2,000, \$3,000, \$3,000, \$3,000, \$2,000, \$1,200 and \$3,000.

The lenders were:

Estate & Trust Funds.....	\$7,000
Insurance Companies.....	44,500
Local Institutions.....	8,630
Building & Loan Companies.....	10,100
Individuals.....	80,195
	\$150,425

Notes.

326,000 is the number to be written at the top of the page when Montreal makes up her census. We are getting a big boy now, and from this time forward the compound interest will begin to count very heavily.

BISHOP STREET—A first-class stone front residence, near Sherbrooke st., concrete cellar basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms. Price \$15,000. (198-B)

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leave nothing to be desired. Particulars and permits to view at office. (75-B)

BURNSIDE PLACE—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (758-3)

CADIEUX STREET—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (835a-3)

CATHEDRAL STREET—Two old wooden buildings, present rental \$360 per annum—would be sold at price of vacant land. (220-B).

CATHEDRAL STREET—Cut stone front double house, near Dominion

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 TO RENT
 and EXCHANGE

DEVELOPING and PRINTING

MONTREAL PHOTO. SUPPLY.

R. F. Smith,

104 St. Francois Xavier St.
 2263 St. Catherine St.

Send for Catalogue and Bargain list

Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-3)

CHARLEVOIX STREET—A block of brick encaised tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front. (78-B)

COURSOL STREET—A cut stone front cottage of nine rooms, in first-class order, Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3)

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,900. (198-B)

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (888-3).

COURSOL STREET—A block of solid brick tenements on stone foundation containing twelve dwellings, all in good order; easily rented, is a good investment property. (40-B).

—R.L. 2395.

R. MONTGOMERY RODDEN
and CAJETAN DUFORD
 .. Architects ..

Rooms 21, and 22 Waddell Building,
 30 St. John Street,

MONTREAL.

Magnan Bros.
 SUCCESSOR TO
 GRAVEL & BOULARD.

Builders Hardware,
House Furnishings,
Stoves & Graniteware,
306 & 308 St. Lawrence St. TEL. 1457

000 ft., on the corner of one of the best streets in vicinity of St. Denls. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-b)

BEAVER HALL HILL—A valuable property on this main thoroughfare to the west end. Sold at City valuation. (865-3).

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 129. Price \$15,500. (885-3)

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3)

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. Price \$9,350. (72-B)

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

OROSENT STREET, NO. 116.—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accomodation for a small family. Everything on two floors. (250B).

DESRIVIERES AVENUE—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Must be sold. (177-B).

DORCHESTER STREET—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (238-3)

DORCHESTER STREET—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (188-B)

DRUMMOND STREET—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B)

DUFFERIN STREET.—Three neat brick encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (122-B)

DUROCHER STREET—Close to Sherbrooke. A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Price \$12,000. Offers solicited. (858-3)

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5,000. (28-B)

HERMINE STREET—A block of wooden tenements and shop on lot 85 x 75 ft., rented for \$780 per annum. Price \$7,500 (919-3)

HUTCHISON STREET—A handsome well built and conveniently arranged cottage, with all modern improvements in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$8,500. (152-B)

HUTCHISON STREET—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Dalry furnace in first class repair throughout. Price \$7,700. (800R-3.)

HUTCHISON STREET—A two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (822-B)

LAVAL AVENUE—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800 and \$2,900. (255B).

LATOUR STREET—A four-storey brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B)

The purchase by Hon. T. Berthiaume of LaPresse of the Herring property corner of St. James street and St. Lambert Hill, is another instance of an important site being long overlooked and undervalued. We predict that the erection of the new building for *La Presse* will enhance the value of the site forty or fifty per cent. as well as helping the surrounding property.

The building of this site also moves the centre of St. James street a few degrees farther east and will help to tone up the whole street.

The Star office up-town is rapidly becoming a great convenience combining as it does so many conveniences in one and just at the very spot they are most needed. Another one on the corner of St. Lawrence or St. Denis sts. would be a good move.

As one of the dissentient Harbor Commissioners said after the fight was over "Mr. Mayor now that the vote is taken let us get on with the work." If that is the Liberal Government's way of giving Montreal her share of the good things, well, let us have the good things. Full steam ahead now.

The longest day, and all the principal summer holidays are over. The summer of summer is on us now and already the inquiry for fall business has set in. The prudent and foreseeing man of the house is quietly looking about for the place where the winter nest is to be built, whether as a temporary tenant or a purchaser.

It is beginning to be recognized that the early fall is rapidly becoming as good a market day for the sale of houses as the spring months. In the Spring we look towards the summer home and feel that we have all the long hot spell during which to think over and mature our plans for the new house, but when we have got fairly by the first of July, the conviction is forced upon us that summer is a very short season of the year and before we have run the

LINCOLN AVE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B)

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$5,500 (875-3)

MACGREGOR STREET, No. 20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (281-3)

MAYOR & BERTHELET STREETS—A fine block of property situated in this most central position, consisting of two handsome stone houses on Berthelet street, and some smaller buildings on Mayor street. The whole to be sold en bloc to close an estate. Price and terms easy. (845-3)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (188-B)

MCGILL COLLEGE AVENUE—A three storey front house, near Burnside Place, heated by furnace; 1½ storey brick shed in rear. (171½-B)

MCGILL COLLEGE AVE.—A stone front three storey house, adjoining above, rented for \$500, heated by furnace. (171a-B)

MCTAVISH STREET—A handsome semi-detached residence, on lot 45 ft x 145 ft., first-class stable and coach house. Situation, opposite McGill College Grounds, is unexcelled.

MACGREGOR STREET—Two red Scotch sandstone houses, each 35 ft. by 67 ft., including extension, 12 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grate; bathroom and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. Possession of one can be given this spring. (216-B).

MACKAY STREET—A handsome stone front house, near Sherbrooke Street, in thorough repair and having all conveniences. A bargain to anyone wanting a house for their own occupation, must be sold to close an estate. (195-B)

MACKAY STREET—Two good houses above St. Catherine street, in good order, nicely laid out; good value for anyone wanting a medium priced house. Price only \$7,000 (195-B)

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. Price \$9,500. (798-3)

MANCE STREET—First class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (280-B.)

MARIN STREET, ST. HENRY.—Brick encased 3 dwellings, lately built, rent \$286 per annum. Price \$8,500. (221-B).

MANSFIELD STREET—A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace, A bargain at \$8,000. (217-B).

MANSFIELD STREET—A well built stone front house near Sherbrooke street, heated by hot water furnace, and with all conveniences. (195-B)

MANSFIELD STREET—A good stone front house, well rented to good tenant, in A1 order, will be sold at a bargain to a prompt buyer. (195-B)

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$8750. (497-3)

METCALFE STREET, above Burnside. —A full sized stone front house with all modern conveniences and in good order, well rented. Possession May 1899. Price, \$10,000. (238-B)

METCALFE STREET—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (205-B)

MOUNTAIN STREET, above St. Catherine—Those elegant and highly finished pressed brick houses adjoining the residence of Mr. Ayer, and overlooking the handsome grounds of Mr. Melghen's residence. No expense has been spared to make these houses models of convenience, taste and comfort. The halls, stairways, dining rooms, bath rooms and dressing rooms are special features which will repay inspection. Containing six to seven bedrooms each they afford ample accommodation for a full sized family. For prices and particulars call at the office. (241-B)

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors seven bedrooms and two servants' rooms. (136-B)

PARK AVENUE.—A handsome full sized family house extra wide and roomy, and in perfect order, fitted with all modern conveniences, will be sold at a reasonable price as owner has bought a larger property. (251B).

PARK AVENUE, Montreal Annex—Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (281-B)

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (848-3)

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3)

PEEL STREET, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B)

PEEL STREET—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; twelve rooms. Good modern stable in rear. (218-B)

gauntlet of all the real estate agents selected the future home, September may be on us.

ARCHITECTURAL NOTES.

Mr. Edward Maxwell has the following work in hand:—

Amongst the work now in progress is the London & Lancashire Life Assurance bldg., St. James st., a French Renaissance structure of seven storeys and basement, built of Black Pasture Buff sandstone from Scotland. Base of Worcester Pink Granite, roof of bright copper. Ground floor to be occupied by Bank of Nova Scotia. First and top floors by the Assurance Co., remainder to rent as offices, with steel vaults on each floor. Building strictly fire-proof. Heating, of the Paul system, of exhausting the steam from the radiators and heating the fresh air supply. To be ready May 1st, 1899.

Mr. James Ross is extending his house on Peel street by adding a large Picture Gallery, 20x40 with top light, a breakfast room, and additions to conservatory, enlarging the dining and drawing room and bed rooms - and alteration that means almost an entire rebuilding of the house.

Mr. Maxwell is working in conjunction with Mr. James Inglis, of Cottier & Co., N. Y., regarding the decorations of the house, and the most suitable lighting for the many fine pictures which Mr. Ross now possesses.

Mr. J. H. Birks is building a commodious house on Pine Ave, next Judge Day's. Drawing-room, library, billiard-room, reception hall, dining room, pantry and kitchen on ground floor; and finished in polished mahogany, quartered oak, and enamel. Exterior is of buff stone, red pressed brick, in French Renaissance style, and elaborately carved and decorated.

Mr. R. B. Angus is preparing to make extensive alterations to both his country and city houses, amounting to an entire remodelling of the former, and a model dairy and sheep

PEEL STREET—That fine cut stone house, 28 feet wide; lot 180 feet deep with lane in rear. Situated just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family house we have on our hands. Price \$14,000. (819-3)

PEEL STREET.—A 2½ storey, stone front house, above Sherbrooke St., in good condition throughout; first class locality. Price only \$9,000. (215 B).

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft, a thoroughly comfortable family house. Price only \$11,000. (661-3).

PEEL STREET—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (190-B)

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented) contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (669-3)

PINE AVENUE. — A fine lot 24 x 110 ft., near Oxenden Avenue, good locality, near Street Car line. Low price. (253-b)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-B)

PRINCE ARTHUR STREET—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208-B).

PRINCE ARTHUR STREET—A good stone front house, near University street; fourteen rooms all in good order. Price \$10,000. (214-B).

PRINCE ARTHUR STREET—A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cupboard room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. (222B)

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-3)

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B).

SEYMOUR AVENUE—Two stone front cottages, extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each, Would exchange. (71-B)

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$10,500. (815-8).

SHERBROOKE STREET—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (798-8).

SHERBROOKE STREET—A full size stone front residence, on lot 20½ feet by 120 feet, solidly built and in first-class condition throughout. Particulars at office. (40-B)

SHERBROOKE STREET—A new stone house, carefully built under owner's supervision, on lot 25 feet by 189 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B)

SHERBROOKE STREET—A very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price only \$9,000. (120-B)

SHUTER STREET—Two very pretty stone front cottages, close to Sherbrooke street, one having a small conservatory in rear; in good order throughout, heated by hot water furnaces. Will be sold at city valuation. (248-B)

SHUTER STREET—Two double tenements, stone front, in good order and well rented. A first-class investment property; will be sold cheap to close an estate. (244-B)

SUMMERHILL AVENUE—A handsome stone front house, with two story extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-8)

SOUVENIR STREET—A stone front two story cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price only \$5,500. (890A-3.)

SOUVENIR STREET—A handsome stone front cottage built three years ago for owner's occupation, has all conveniences, hot water furnace, etc. (807-3)

ST. ANTOINE STREET—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 189 ft. Price \$6,000. (210-B).

ST. ANTOINE STREET—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices (885c 3).

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 187 feet 10 inches on City Councilor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business

barn, on the best and most sanitary manner, being lined with enamelled bricks and cut stone, with tile floors, etc.

The Richelieu and Ontario Navigation Co. have just remodelled their St. James st. and St. Paul st. offices, in a modern and sumptuous manner with fittings of quartered oak and wrought iron, etc.

A residence for Mr. James Gardner will shortly be commenced on upper Stanley street, semi-detached, of buff stone and brick, in the Gregorian period of English Renaissance Architecture, and will have commodious and lofty rooms, finished in white and red mahogany, and quartered oak.

The Canadian Pacific Railway are building a monumental station and office building at Vancouver, 8 storeys high, 200 x 72 feet in size, constructed of Calgary stone and a paving brick of corresponding color, specially made for the purpose. The building will contain all the arrangements and appurtenances of a terminal station, suitable to the growing needs of a city of the size that Vancouver is destined to become, and built and finished throughout in the luxurious and solid manner, that the U. P. R. are noted for. This building will cost when completed close on to \$200,000.

Amongst other buildings under construction for the railway are a hotel and station at Moosejaw, N. W. T., with divisional offices and other arrangements, and will cover an area of about 210 feet by 30 feet, 3 storeys high.

The hotels in the mountains have been found too small for the growing traffic, and the new one at Revelstoke, but a few months completed, is now being greatly enlarged and extended. Additions and alterations are being made to the hotel, at Vancouver, Glacier, North Bend, Field, while a new hotel and Station at Sicamons is under way. In some of these the alterations are of a very extensive nature, nearly doubling the capacity of them.

At McAdam Junction, N. B., a

purpose. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-8)

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B)

ST. CATHERINE STREET—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B)

ST. ANTOINE STREET—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 18 rooms, moderate price \$8,750. (194-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 80 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B)

FOR SALE OR TO LET

919 Sherbrooke Street.

with extensive GROUNDS, GREENHOUSES, VINERY and FARM BUILDINGS all in perfect order. Also LARGE ORCHARD and PASTURE; in all fifty-four arpents.

Beautiful situation at the head of the ISLAND OF MONTREAL, on LAKE OF TWO MOUNTAINS. Good boating and shelter for yachts drawing six feet.

Full particulars with illustrated pamphlet furnished to intending purchasers by

JOHN B. ABBOTT, Advocate,
163 St. James Street,
Telephone 1642. Montreal.

ST. DENIS STREET—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,800. (B-198)

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (199-B)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis Square. Price \$6,600. (841-3)

ST. DENIS AND ONTARIO STREETS.
A fine property comprising a first-class stone house on St. Denis street and two apartment buildings on Ontario street, the latter just completed under the supervision of one of our best builders. Dwelling for seven families, great opportunity for an investment of a small capital, as present owner acquired the property under mortgage and does not wish to hold as he lives abroad. Less than cost would be accepted. Call for particulars. Terms easy. (121-B)

ST. DOMINIQUE STREET—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace, in good order, will be sold \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-B)

ST. DOMINIQUE STREET — A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B)

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (818-3)

ST. FAMILLE STREET—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B)

ST. HYPOLITE STREET—Brick encased tenement, two dwellings and shop, rented for \$378 per annum. Price \$4,300. (887-3)

ST. HYPOLITE STREET—Two good brick cottages, in good order, rented to good tenants for over \$300 a year. Price for the two only \$3,800 (887-3)

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (838-3)

ST. LUKE STREET.—Two story stone front house, with two story extension. Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$6,500. (857-3)

ST. LUKE STREET—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital — only \$3,000 cash required. (575-3)

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (158-B)

ST. MARK STREET — A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (875-a)

ST. MATTHEW STREET — Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B)

ST. URBAIN STREET. — A brick encased cottage in good order. Price only \$2,200. (265-b)

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first class order. Built for owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (788-3)

station and hotel, about the size and style of that at Moosejaw is being built, also ten houses for the railroad employes. While at Arn prior, Galt, Woodstock, and other points, stations are under construction of a substantial and monumental nature.

At St. Bruno, P. Q., a large stone house for Mr. E. L. Pease is nearing completion, in which some unique and pleasing features have been introduced. The house is finished in native hard woods, with modern high-class plumbing and other conveniences.

Mr. B. Hal Brown has a house of the same class in progress, and Mr. Geo. Drummond proposes to shortly commence one.

At Grand Mere, P. Q., a large hotel and about 20 workmen's cottage have just been completed for the Laurentide Pulp Co., also residences for the manager, Russell A. Alger, Jr., the construction engineer and the superintendent, while drawings for a R. C. church have been furnished.

First-class cars have recently been turned out by the Hochelaga works of the C. P. R., finished in white mahogany and decorated tyneastle canvas, which were designed by E. M., and have proved superior to the excellence already attained by the R. R. on their trans-continental trains.

Amongst other country work is a house for Mr. James Crathern, at St. Agathe; at Dorval, for Mr. Arthur Hamilton; at Strathmore, for Mr. T. Williamson; additions for Mr. Jas. B. Allan, at Dorval; for Mr. C. Meredith and Senator Forget at St. Annes, and others; while in town the Dominion Express Co. have a stable for 35 horses, under way on Latour street, of a semi-fire-proof nature, and arranged in a most sanitary and solid manner, superior to stables of this class, and only usually found in those of the hunting and racing class.

Mr. W. de M. Marler has commenced extensive alterations to his newly purchased house on Peel st., and to a store on St. Catherine st.

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms. Price only \$4,500. (769-3)

TOWER STREET—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements, ground floor contains drawing rooms, dining room, library, kitchen and bed rooms, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-1)

TUPPER STREET—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-B)

TUPPER STREET—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,400. Terms to suit purchaser. (205-B)

UNIVERSITY STREET — A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-3)

UNIVERSITY STREET—A stone-front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3)

UPPER UNIVERSITY STREET — A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-67)

VERSAILLES STREET—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B)

VICTORIA STREET—A good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price \$5,200. (219-B)

VICTORIA STREET — A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 28½ feet x 96 feet, 18 foot lane in rear. (171-B)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3)

VICTORIA SQUARE — Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B)

VICTORIA STREET.—Two-cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (269-B)

VICTORIA STREET—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-B)

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-B)

WELLINGTON STREET—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$8,600. (379-3)

Business Properties And Building Lots FOR SALE.

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-8.)

ALBERT STREET—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot (611-3)

ANN & SHANNON STREETS—A fine piece of land having a frontage on Ann street of 121 ft and on Shannon st. 147 ft, with stable buildings in good condition. This property is offered at a very low price en bloc. Call for prices and particulars.

BEAVER HALL HILL—Choice lot of land, with small wooden building, occupied by C. Mariotti, Esq. Particulars at office. (96-B)

BISHOP STREET.—Three choice building lots, each 20 ft. x 129 ft. 3 in. on the best part of the street, Moderate price. (270-B).

BEAVER HALL HILL AND LAGAUCHIERE STREET—The large centrally situated warehouse lately occupied by Messrs. E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti, Esq., with small wooden building. Also a good cut stone front house on Lagauchiere Street, near Beaver Hall Hill, and the buildings known as the "Waverly House," all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-B)

BLEURY STREET—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet,

Nr. R. Findlay has the following list of buildings in course of erection:

Public Library at Westmount—to be built of pressed brick and carved and moulded Ohio Buff Sandstone dressings. The plan provides three reading rooms for Ladies, Gentlemen and children, the stack room will contain over 20,000 volumes if necessary, and there are also Librarian's Office, Catalogue Room, Toilet Room, large Attic floor and Look-out Tower. The building will occupy a conspicuous position on the Western side of the Park, and at the rear of the Library, facing Sherbrooke Street will be erected the Westmount Hall and other buildings at an early date, the connection between the buildings will be through Conservatories, the whole block forming a pleasing group and in keeping with their surroundings.

Buildings are also in course of erection for Corporation Stables, Store and Workshops in the rear of the Town offices on Stanton Street.

The following residences are in course of erection:—

Handsome residences on Ontario Avenue, City, for F. Robertson Esq. to be built with Red Pressed brick, the stone in brickwork to be Ohio Buff moulded and carved sandstone trimmings. The interior will be handsomely finished in hardwoods.

Residence on Roslyn Avenue, Westmount, for J. Stewart Esq. The walls above the base are built with Stanstead Granite, this is probably the first house in Montreal to be completed with this Grey Granite, which when finished will present a bright and substantial appearance.

Seven detached and semi-detached residences on Chesterfield and Prince Albert Avenues, Westmount, for J. E. Bulmer Esq., built with red brick and sandstone dressings of Black Pasture Stone.

Two residences on Metcalfe Avenue, Westmount, for Robert Harvie Esq. These residences are built opposite the Eastern approach to the Westmount Park, they are con-

area 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A)

BLEURY STREET—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A)

CEDAR AVENUE—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

CHATHAM STREET—A block of land with a frontage of about 125 feet and a depth of 100 feet on Hunter street; desirable manufacturing site. (8-B)

COTE DES NEIGES ROAD—Choice building lot, just above Sherbrooke street, 51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

CRAIG AND ST. URBAIN STREETS.—Just at the foot of Place d'Armes Hill; a large property having 52 ft. frontage on Craig St. and 82½ ft. on St. Urbain street, area 15,710 ft. with good commercial building on Craig street, brick dwelling on St. Urbain. A fine site for a large business requiring large floor space at a moderate cost. This is the very centre of the city, one block from the post office. (276-B).

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-B)

DORCHESTER STREET—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3)

DRUMMOND AND MOUNTAIN STS.—A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

DELISLE STREET—Forty vacant lots, suitable for building blocks of tenements or factory sites. (611-3)

DELORMIER AVENUE—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft. of land with the buildings thereon erected, viz: the Club House, Stables, Kennels, etc. Full particulars at office, (192-B)

DORCHESTER STREET—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B)

DRUMMOND STREET—Three choice building lots above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (102-B)

FULLUM STREET—A block of land near Ontario street, 138 feet by 217 feet, suitable for factory site. (869-8).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings there-

on, suitable for warehouse or manufacturing purposes. Wanted exchange. (443-A)

GREY NUN STREET — A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (763-B)

GUY STREET — Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (297-A)

MCGILL STREET — That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B)

HUTCHISON STREET, MONTREAL ANNEX. — Building lot, 50 ft. x 100 ft. Price \$800. (261-B.)

MILTON STREET — A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (82-B)

NOTRE DAME STREET. — Nos. 792 to 800, a lot of land 107 ft. front by about 145 ft. deep, to the river front, area 15,125 ft., with three brick and two frame houses; nearly opposite Fullum St., and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyer. (256-B).

NOTRE DAME STREET (East) — A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial building thereon. Owner anxious to sell. (241-B)

NOTRE DAME STREET — A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-B)

NOTRE DAME STREET — Twelve building lots each 30 feet front in the best part of St. Henry. (611-B)

NOTRE DAME STREET. — Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (256B).

ONTARIO STREET. — A piece of land in rear of Ontario street, near Bleury, 44 ft. x 94 ft., with lane on three sides. A good opportunity for a contractor to get site for a shop or yard at a low price, in a good central locality. Only 35 cents per foot. (274-B).

PAPINEAU AVENUE — A block of land with a frontage of about 200 feet by a depth of 135 feet on Lafontaine street. Splendid manufacturing site. (441-A)

REDPATH STREET. — One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings the very best. (257-B)

veniently laid out and are planned two stories in height to meet the requirements so much in demand at the present time.

Residence on St. Catherine Street, Westmount, for A. N. Paxton Esq. built in Domestic Gothic Style.

We are also making considerable alterations and additions to residence on Drummond Street, City for Geo. Caverhill Esq.

SPECIAL.

A corner lot 75 ft. on Dorchester st. will be sold below the market price, to close out a deal. An offer on this is solicited, and we think we can surprise a good cash buyer with the price (275-B.)

SPECIAL FOR SALE.

ST. JAMES STREET. — Barron Property. — That exceptionally fine lot, in the very finest section of St. James street, adjoining the new building in course of erection for the London and Lancashire Life Assurance Co. The lot has a frontage of 68 feet 6 inches on St. James street, and a depth of 80 feet, and will be sold at a much lower price than was paid for the adjoining lot. Prices and particulars at the office (890c.-3.)

ARTIFICIAL LIGHTING.

The ordinary article of advice on the decoration of a house is very apt to assume that it will always be day there. As a matter of fact, a good part of the usefulness of a house comes at night, and it is then that we most generally throw open our house for social purposes and for the inspection of outsiders. So the problem of artificial lighting becomes a very important one. But it is not very generally recognized as such, and as many houses are ruined by bad lights as by any one other means. You can furnish a room ever so elaborately, and make it seem quite bare by having a blaze of lights in the wrong place; you can seat your guest ever so comfortably, and make his visit a torture by having a glare directly in his eyes; and you can furnish your room ever so coolly for summer, and then heat it to the boiling point by ill-advised attempts to illuminate every corner brilliantly.

ROBERVAL STREET, HOCHELAGA. — A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-8)

RICHELIEU STREET — Thirty good building lots ranging from 20 feet to 30 feet front. Price 50 cents per foot. (611-3)

RICHMOND STREET, corner of Basin Street — A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-8)

SEIGNEURS STREET — A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B)

SHAW AND GAIN STREETS. — A block of lots on to 80 feet deep very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247-B).

SIMPSON STREET — A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated, adjoining the Trafalgar Institute. Moderate price. (425-A)

SHERBROOKE STREET AND LAVAL AVE. — A fine block of land forming the corner of above streets, having an area of 43,000 ft. with handsome stone residence and stable. House and stable with 10,000 ft. of land would be sold separately. (277-B).

SHERBROOKE, Corner ST. ANDRE STREET — A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (185-B)

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL — This valuable manufacturing site, having an area of 27,555 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (292-A)

ST. CATHERINE STREET, MAISON-NEUVE. — A vacant lot, 35 ft. x 110 ft., will be sold for \$825, cash to a prompt buyer. (260-B).

ST. CATHERINE STREET, Corner Marlborough street — A fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B)

ST. CATHERINE, corner St. Matthew Street — One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (307-A)

ST. CATHERINE STREET — A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3)

ST. CATHERINE STREET — Three choice lots on the north side of the street, near Chomedey street, 25 feet by 102 feet. (417-A)

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 128 feet by 111 feet 9 inches. Area 18,745 square feet. (295-a)

ST. CATHERINE STREET. A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885B-3).

ST. CATHERINE STREET—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

ST. CHARLES STREET—A good building lot, 50 feet x 119 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre Street cars. (105-B)

ST. JAMES STREET—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1583 feet; will be sold at a moderate figure, owner must sell. (759-3)

ST. JAMES STREET—A 3-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street, 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (286-a)

ST. JAMES STREET—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suitable quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing

Fortunately, as it happens, one simple rule rigidly adhered to will bring you safely out of any difficulty. The light should never shine directly in any one's eyes. Physically this is an absolute essential if you have any wish to preserve your eyesight. Innumerable cases of optical deficiency, according to physicians, are traceable to this one cause. No one's eyes can stand direct rays for long without weakness, a tired feeling, and finally a headache. The attempt to read by a blazing gas jet some four feet above the head has brought innumerable people to wearing glasses. The one obvious and necessary way out of the difficulty is to have your lights low and well shaded. In reading the light should never be more than a foot at most higher than the eye, and it should be so shaded that not a ray of light can fall directly upon the eye itself, but only in a full flood upon the printed page. As to the other lights in the room, they need not be placed quite so low as the reading lamp or light, although for decorative purposes, as will be explained later, it is generally better not to place them too high. But from whatever height it comes, the light should meet the eye softened by glass or china or silk or paper. There is perhaps only one exception to this rule. At one's dressing table the lights are rightly left bare, for that is the place where one wants to see quite plainly, and where anything cutting off the light would be a hindrance. But in that case there ought to be other lights in the bedroom properly covered, or else the light by the dressing table ought to have a shade which could easily be put on when one was not occupied with a minute inspection of one's person or costume at the glass.

Comfort absolutely demands the shaded light, and so does decorative beauty. A mild, soft light is always to be preferred to a glaring white light; and the shades of the lights are really the easiest way of successfully introducing color into your scheme of decoration. It is possible to have various colors, but, perhaps, the best effect is obtained by having all the lights in a room the same color. A drawing-room with all the lights in pink may be made a delightful spot in which women look their best. Red and yellow are good colors and increase the rich and mellow look of the room in which they are used. A library papered in green with white woodwork looks peculiarly restful and studious, with the somewhat old-fashioned white-lined green shades on the reading lamps. Blue and most greens are to be avoided as giving the room and the people in it a ghastly look. The whole effect of a room can be changed by the color which lights it.

As to the decorative difference between high and low lighting, any one who has ever lived in a sparsely furnished room can bear witness. Light a ring of gas jets up near the ceiling, and the whole room looks barren. The ceiling itself becomes the most prominent feature of the room, and its bare expanse dominates the whole apartment. Put your lights down a little lower, and let the light fall on your rugs and what furniture you have; let a slight dimness in the farthest corners distract too much attention

business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-B)

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R.

ST. PATRICK ISLAND AND LA-CHINE CANAL.—A block of land with a frontage of 1,550 ft. on the canal, 270 ft. on Island street and over 1,500 ft. on St. Patrick street. 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B)

ST. PAUL STREET—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (831-3)

REDPATH STREET—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings of lots only 52 to 80 feet deep, very the very best. (257B).

WILLIAM STREET INSPECTOR STREET & ST. PAUL STREET—The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office.

About 90,000 feet of land fronting on Pine Avenue, immediately east of Cote des Neiges Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

About 100,000 feet of land fronting on Cedar Avenue and surrounded by Mount Royal Park, delightfully situated and easy of access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 18 St. John street. Also large warehouse in rear of 2 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in values.

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 240 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements zoning on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B)

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (103-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2)

COPE ST. ANTOINE ROAD, Corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3)

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-A)

COTE ST. ANTOINE ROAD. — Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-b)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor. (799-3)

DORCHESTER STREET—Three choice lots near Claudioboye Avenue, each 25 feet front. (205-a)

DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B)

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 43½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-3)

from them, and you will find the room which was formerly barren will take on a comfortable, snug look. The same rule applies to rooms which are furnished to their fullest capacity; the ceiling is not the feature to be emphasized, and high or unprotected lights are sure to bring about this result. Of course to this rule there are exceptions. For example, suppose you are wanting to light a ball-room, the ceiling of which is so high that lights up there are safely out of the range of the eyes. The effect of spaciousness is what you want; the room is to be filled with people, and a clear general view must be possible. In such a case the hard brilliancy of uncovered lights is exactly what is needed.

And for those who can employ electricity there is a possible lighting from the ceiling. A very successfully lit dining-room in New York has a rich coffered ceiling. In the squares between crossbeams have been placed four flattened hemispheres of pinkish opalescent glass. Behind these and next the ceiling are electric lights, which diffuse a soft pinkish light all through the room. They are not called upon to do all the illuminating, for around the side walls incandescent lights with pink shades and on the table candles, similarly protected, furnish light. The effect of the lights on the ceiling is very good. The ceiling itself is rich enough to stand illumination, and high enough to bring the lights out of the immediate range of the eye. But the scheme is rather elaborate, and for the simpler type of house rather out of the question.

There is very little to be said for the ordinary chandelier, depending from the ceiling's center. In a hall, where it usually assumes the form of a hanging lantern, it is perhaps at its best. In other rooms it had best be removed at once. If you cannot do this, because you are occupying temporarily a rented house, at least light all your jets and turn them very low, rather than have a flaring jet at one side while the rest of the chandelier remains in hideous uselessness.

Of actual means of illumination there are four which are employed in the modern house—candles, kerosene lamps, gas and electricity. There are few points in favor of gas; it is exceedingly heating, takes the freshness out of the atmosphere, and is, moreover, exceedingly difficult to shade properly. The ordinary jet of gas is so wide and blows about so freely when in a draft that it can ordinarily be enclosed only in a rather ugly and bulbous globe. The result is that sidelights with gas are somewhat clumsy. If you cannot have electricity, use gas in hallways, bath-rooms, at the dressing table in your bedroom, but in your drawing-room, library and dining-room depend almost entirely upon lamps and candles. Candles have been advocated strongly in many quarters of late, but as a matter of fact they are somewhat impracticable in the drawing-room. The light of a candle is in itself the most agreeable known, but the candle itself requires a great deal of care. If burned in the drawing-room through the whole evening, it must be renewed every day. And although an occasional candle without a shade will not annoy most people, to be perfectly safe shades

DORCHESTER STREET. — Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyon walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (802a-3).

ST. CATHERINE STREET. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (208-B)

ELM AVENUE—A double detached stone-front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (380-A)

GREENE AVENUE—A rough stone ½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (285-B)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B)

IRVINE AVENUE—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$3,850 each. (204-B)

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 113 feet, nicely laid out. Would make a good family residence. (108-B)

LANSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-3)

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (733-3)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (868-3)

MT. PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B)

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 158 ft., fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B)

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 33 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 86,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (883-3)

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have slide lights and one is a corner house and commands a fine open view. (124-B)

ST. CATHERINE STREET—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price \$7,000. (211-B)

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (95-B)

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883-3)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches, first-class locality for building. Price only 75 cents per foot. (85-B)

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each, (882 & 886-2)

The Prudhomme farm situated close on the borders of Westmount just west of the Mackay Institute. Comprising an area of about 827,000 sq. feet exclusive of streets, which are all laid out and the lots sub-divided. This property, which stretches from the Upper Lachine road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money where it would produce a maximum of profit with a minimum of care and oversight.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners' occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land, the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and contain-

ing special features throughout. Will be sold at a reasonable price. (178-B)

must always be used. It is possible to get very large wax candles, such as are used in churches, which will burn for a great many evenings and require no attention. In exceedingly hot weather two or three such candles will light a room without adding at all to the discomfort of high temperature.

Kerosene lamps, though they have often an unpleasant odor when carelessly tended, are, on the whole, extremely satisfactory. It is hardly necessary to urge their use; for during the last six or seven years they have been extremely fashionable. There is only one thing to be urged about them. They are for lighting primarily, and a piano lamp should stand by the piano and not behind the lace curtains in a bay window, where it serves only to light the street. Whether you put shades or globes on your lamps is largely a matter of taste, but it should never be forgotten that the reading lamp has a shade, never a globe.

A very pretty effect may be obtained by putting a number of small brass lamps with brackets on the side wall here and there, and shading them with the small linen shades usually sold for use on candles. These lamps would furnish the general illumination of the room, and a larger lamp or two supply the needs of readers.

Those who have electricity have the possibility of ideal illumination. Small incandescent burners can be put everywhere within reach of each comfortable chair, and the light covered by its small silk or linen shade can be turned on or off at any minute. Instead of kerosene lamps, candlesticks holding an incandescent at the top covered with globe or shades are very serviceable. The employment of electricity with a lamp, which, by its large reservoir, was obviously intended for oil, cannot be advised; but electric lamps are to be had occasionally, and are sure to be supplied shortly to meet the demand.

For the dining table, even in the electrically lighted house, nothing better than candles, carefully shaded, has ever been found. A lamp is clumsy and obstructs the view, while overhead lighting usually gets in the eyes. Furthermore, the candles, in their silver sticks with their small colored shades, are in themselves a charming decoration. Many people instead of the real candles, use what is known as coachmen's candles, porcelain affairs holding a small candle, continually kept at the top by a little spring. But the thing is so manifestly a fraud that it can scarcely be commended, even though it may be convenient. It is possible to have a very broad umbrella shade over your dining table, just low enough to keep the light away from the eyes, and yet high enough to allow you to see every one around the table. This may be used either with electricity or gas, and if carefully adjusted is a very good arrangement.

Finally, it is to be said that shaded lighting does not mean darkness, as so many people seem to think. There are people who find a half-twilight agreeable and restful. But there are more who like plenty of brightness. They should always have it, but they should never let the lights get beyond their control. Have a much light as you wish, but have it where you want it and as you want it. — DONALD WARREN, in *The House Beautiful*.

ing special features throughout. Will be sold at a reasonable price. (178-B)

UPPER LANSDOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 30 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A)

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 48 feet front by 100 feet deep, to a 20-foot lane in rear. (182-B)

WESTMOUNT PARK—A handsome solid brick house, 18 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price \$10,000 (74-B)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3)

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bed-rooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors on ground and first floor. Interior finished in cottonwood. Particulars at office. (209-B)

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B)

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (25-3)

FOR SALE OR TO LET—At Weredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very fine house, stables, &c. &c., lately occupied by Mr. Seargent of Grand Trunk Railway. Has all modern improvements, conservatory, vineyard, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

At Weredale Park—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (239-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (231-B)

ROSEMERE, P. Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w. c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B)

BRAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (183-B)

CHAMBLY BASIN—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides: about one mile from Richelieu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

COTE-DES-NEIGES—That beautifully situated property known as "Fergrove," bounded by Cedar, Crescent and Lakeview Aves., between Cote St. Luc Road and Westmount. Particulars at office. (167-B)

DIXIE—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B)

DIXIE, now called SUMMERLEA—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (64-B)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-A)

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A)

THE AUDIBILITY OF THUNDER.

While lightning may be seen and its illumination of clouds and mist may be recognized when it is even two hundred miles distant, thunder is rarely audible more than ten miles. The thunder from very distant storms, therefore, seldom reaches the ear. The reason of the great uncertainty in the audibility of thunder is not difficult to understand. It depends not merely on the initial intensity of the crash, but quite as much on the surroundings of the observer, even as in the quiet country one will observe feeble sounds that escape the ear in a noisy city. Perhaps the most curious and important condition of audibility is that the thunder-wave of sound shall not be refracted or reflected by the layers of warm and cold air between the observer and the lightning or by the layers of wind, swift above and slow below, so as to entirely pass over or around the observer. Sound in its wavelike progress obliquely through layers of air of different densities is subject to refraction, and this refraction may occur at any time and place. Thus, observers at the topmast of a ship frequently hear fog-whistles that are inaudible at sea level; those on hilltops hear thunder that cannot be heard in the valley; those in front of an obstacle hear sounds that are inaudible to those behind it. The rolling of thunder, like that of distant cannonade, may be largely due to special reflections and refractions of sound. Again, the greater velocity of the air at considerable altitude above the ground distorts the sound-wave and shortens the limit of audibility to the leeward, while increasing it to the windward.—*Industries and Iron.*

THE VALUE OF FRESH AIR.

The admitted advantage of an outdoor life in many morbid conditions, and notably in consumption, seems to point to the conclusion that there is something definitely injurious in the indoor life which is now the common mode of existence among civilized people. It is a striking and startling thing that the mere removal of a patient into the open air should lower his fever, should remove his night sweats, and take away his hectic, and it is difficult to avoid the conclusion that if these symptoms are removed by the purity of the air outside they must have been largely caused by the impurity of the air within the house. Nor have we any right to assume that it is the consumptive only who suffers. Doubtless the healthy struggle against and overcome evil influences before which those who are tuberculosis succumb, but that is not to say that in the struggle we do not suffer, and indeed, the facts recently brought forward are sufficient to show that the stuffy life of warmth and comfort which civilized man now "enjoys" is bad for the health even of the healthiest. We make our windows fit, we pad our doors we shiver at a draught, we surround ourselves with woollen curtains, dusty carpets, and fluffy luxurious upholstery; we breathe the same air over and over again, and then we wonder that we are not strong and vigorous. The fact is we are daily using up the exuberant vitality with which nature has provided us in struggling against artificial conditions. How powerful for evil, how deteriorating these conditions are, is shown by the fact that their mere removal gives back to the consumptive that vitality which enables him to overcome the seeds of disease within him. Fresh air is not a thing to be taken in little doses once a day, but a thing to live on.—*London Hospital.*

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about ¼ miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also boathouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B)

SHERBROOKE, P. Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (238-A)

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B)

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (178-B)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace, large verandah on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

ST. LAMBERT—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (129-B)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$3,000. (205-C)

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price (101-B)

VAUDREUIL—A nice frame summer house, with sheds, laundry, summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (274-b)

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROME, P. Q., SMALL FARM FOR SALE.—About 50 acres, beautifully situated, and with frame dwelling house, good stables and other out-buildings. Farm about half a mile from "Brome Corner," and about four miles from Knowlton, a fashionable summer resort, and Brome lake, with its well known fishing grounds; only a few minutes walk from good stores, telephone and telegraph offices, church and post office. Also close to cheese factory, wheelwright and blacksmith's shop, and furniture factory. Sugar bush, orchard and garden, etc. on the farm. Price \$2,750.

BROCKVILLE, ONT. — A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B)

FOR SALE OR TO LET

Boisbriant Manor House,

MAGNIFICENT modern TOWN MANSION, with spacious stables. Beautiful staircase, dining room and library. LARGE RECEPTION ROOMS with silk hangings, curtains and principal rugs designed and made for the house by MORRIS, LONDON. LARGE VACANT LOT adjoining the house will be sold with the house if desired.

Apply to

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163 St. James St.,
Montreal.

Telephone 1642

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Particulars at office. (80-B)

DRUMMONDVILLE, QUE.—A farm of about 100 acres, near the centre of the town, partly divided into building lots; the house is 30 x 40 ft., with wide verandah on all sides, heated by furnace, and in good order. The property is situated within 15 minutes' walk of the Intercolonial and Canadian Pacific Railways. Plan and further particulars in office. (263-B).

GRIMSBY, ONT.—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$6,000. (250 B)

ISLAND GEM OF THE RICHELIEU.—Charming country home on the historic Richelieu River, near Montreal, known as "Ile aux Cerfs." Late residence of Colonel DeMontigny. About 70 acres, one half beautifully wooded, balance under cultivation. A tower water service, most complete, distributes over the island. Outbuildings, stables, barns, ice-house, lodge, vegetable and fruit gardens. Good fishing and boating. A beautiful steam yacht, forty feet long, twelve miles an hour, will be included if desired. The property is for sale on account of death in the family, and will be sold at a bargain, and on terms to suit the purchaser. (264-B.)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$8,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seignior. (47-B)

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x100 ft., situated on the lake front. Price flower garden. Will be sold at less than cost. (202-B.)

UPPER LACHINE.—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B).

WINDSOR, ONT.—A choice piece of ground, 150 ft. x 250 ft., on Ouellette Ave., the principal street in the town, would exchange for Montreal or lake front property. (258-B.)

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (258B).

KNOWLTON, "BROMELAWN."—The property of a lady living in Brooklyn, A large frame house of twelve rooms, heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,000. (240B).

LACHINE LOCKS.—A fine modern house on ample grounds, situated on the high land on the finest part of the road. Would be sold or exchanged for city property. (254B).

LACHINE, P.Q. FARM FOR SALE.—170 acres, of which about 40 acres are in cultivation; 50 acres in pasture, and about 40 acres in bush; ¾ mile from railway station; five minutes walk from church and school; good water supply; large sugar bush; good dwelling house, barns and outbuildings. Price \$4,500.

ST. ANNE'S.—Handsome residence and grounds fronting on the Lake of Two Mountains; grounds containing over three arpents. House one of the most tasteful summer residences of moderate cost on the island. Suitable for winter occupation. Hot water furnace; hot and cold water; nine bed rooms; everything in perfect order; photos and particulars at the office. (164-B.)

ST. ANNE'S.—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation, completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat house, and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7,000. (81-B)

ST. HUGHES.—Domain of 150 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3,200. (56-B)

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REAL ESTATE TRANSFERS RECORDED IN JUNE, 1898.

MONTREAL EAST

STREET AND NO.	WARD,	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PERFOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
Maisonneuve, 298.....	St. Mary's...	1037	.....	40	113	4520	.....	Buildings.....	2450 00	
Champlain, 351-355.....	"	1101	23	38	103	3914	.....	"	2000 00	
Maisonneuve, 439-443.....	"	1101	59	38	103	3914	.....	"	2000 00	
Papineau, 154.....	" " " " " "	849	A	irreg.	irreg.	4200	.....	"	2000 00	rights in.
DeMontigny.....		1239	.....	40	100	4000	.35	Vacant.....	1500 00	
De Lorimier.....		505	pt.	25	52	1300	.52	"	680 00	
Dorchester, 218-220.....	"	298, 299	parts	49	26	1274	.....	Buildings.....	2000 00	
Chausse, 21.....	"	1282, 1283	.....	80	100	8000	.....	"	2600 00	
Ontario, 844-846.....	"	1484	.....	46	55	2530	.....	"	800 00	Rights in
St. Dominique, 544-546.....	St. Louis.....	1026	.....	32 3	74 4	2407	.....	"	1350 00	
Sherbrooke.....	"	746	15, 16, 16A	irreg.	irreg.	5397	1.75	Vacant.....	9444 75	
St. Denis, 746-768.....	"	903	parts	115	100	11500	.....	Buildings.....	22000 00	Sheriff's sale.
Rivard, 123.....	St. James.....	1202	110	20	irreg.	1358	.....	"	650 00	
St. André, 779.....	"	1207	111	24	94	2756	.....	"	3600 00	
Visitation, 156, 160.....	"	694	.....	40	72	2880	.....	"	4800 00	
Berri, 146.....	"	430	6	25	95	2175	.....	"	7000 00	
Montana.....	"	1211	72	25	106	2650	.30	Vacant.....	795 00	
Lagauchetiere, 220-230..	" " " " " "	301	.....	103 3	79 10	8300	.....	Buildings.....	4600 00	Sheriff's sale;
Wolfe, 87-93.....		974	52 to 55	84	63	5292	.....	"	6000 00	
Amherst, 517 531.....		975	.....	36	50	1800	.....	"	1970 00	Sheriff's sale
De Montigny, 1053-1055 ..	"	530	parts	140	irreg.	10213	.53 1/2	Vacant.....	6000 00	
St. Christophe.....	"	549	N W pt.	120 6	68 9	8284	.59	"	4900 00	
St. Timothee.....	"	922	.....	25 6	73	1862	.....	"	.....
St. André, 389-391.....	"	880	15	25	75 6	1375	.....	Buildings.....	4500 00	
"	"	1207	S E pt. 25	21 2	94	1990	.....	"	1900 00	
Berthelet, 28-30.....	St. Lawrence.	207, 211	parts	irreg.	irreg.	8346	.....	"	300 00	Sheriff's sale
Concord, 7-11.....	"	183	.....	43 3	140	6055	.....	"	8000 00	Reconveyance
Durocher.....	"	48, 49	parts	irreg.	irreg.	4284	1.25	Vacant.....	5363 00	
St. Charles Borromee, 95	"	612	pt.	22	60	1320	Buildings.....	1000 00	

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MONTREAL WEST.

STREET AND No.	WARD	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER Ft	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH					
St. Martin.....	St. Antoine..	1619	Part.	irreg.	234 4	14098	Buildings.....	24000 00	Undivided 1/4 — Sheriff sale.
Seigneurs.....		501	.....	42 3	84 9	3581	.....	".....	691 00
Versailles, 112 & 114.....		1475	3, 4 and 5	67 6	116 9	7881	1 12 1/2	Vacant.....	8866 12	
Stanley.....		1639	45	24	88 5	2120	.....	Buildings.....	6000 00
Souvenir, 7.....		1760	.....	137	152 1	20824	.....	".....	27000 00
Drummond, 265.....		465	I	19 6	112	2084	.....	".....	2000 00
Lusignan, 149.....		87	36	46.	irreg.	1610	.....	".....	11800 00
Coursol, 8-12.....		1639	25	irreg.	irreg.	2464	.....	".....	4000 00
Fulford, 160.....		1768	Part	35	145	5075	1.25	Vacant.....	6343 75	
Woodstock, 22-26.....		1649, 1650	Parts	irreg.	irreg.	5603	1 37	".....	7564 00	
Stanley.....	1730pt1726	.....	306	irreg.	39849	.....	Buildings.....	29200 00	
Dorchester.....	1546	.....	irreg.	irreg.	18296	.....	".....	4250 00	
Simpson, 56.....	983 to 985	.....	112 6	100	3750	.....	".....	18600 00	
Wellington, 56-58.....	1860, 1879	.....	43	96 6	4145	.....	".....	7000 00	
Richardson, 80.....	175, 176	Parts	47 7	85	4044	.....	".....	3400 00	
St. Maurice.....	1029	24	106 6	2556	".....	rights in		
Bourgeois, 303, 309.....										
Manufacturers, 41.....										
Little Manufacturers, 36 }										

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STREET AND NO.	WARD.	CAD. No.	SUB. NO.	FRONT	DEPTH	AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS	
Esplanade, 29-31.....	St. Jean Bap.	508		30	168	5040	.....	Buildings	1500 00	undivided one half
St. Urbain, 748-750.....		8		26	90	2340	25 1/2	Vacant	600 00		
Boyer.....	"		162	43	75	3225	.....	Buildings.....	2500 00	rights in
City Hall Ave. 918-924...	"	87		20	72	1440	.....	" .....	1700 00	
Sanguinet, 873-875.....	"	15	732	48	70	3360	.....	" .....	3800 00	a reméré
Chambord, 219-225.....	"	6	137, 138	48	70	3360	.....	" .....	400 00	
Chambord, 219-225.....	"	6	137, 138	48	70	3360	.....	" .....	400 00	a reméré
Marie Anne.....	"	6	148	24	100	2400	42	Vacant.....	1000 00		
Sydenham.....	"		parts	150	103	15420	16	"	2450 00		
Seaton.....		1		parts	20	80	1600	Buildings.....		3800 00
Rachel, 458-458a.....	"	57		43	9	4025	.....	" .....	8500 00	
" 320-326	"	12	132, 133	21	6	75	1612	"	4100 00		
Chambord.....	"	6	47, 48, 49	72	70	5040	24	Vacant.....	1200 00		
Mount-Royal, 484-490....	"	16	3 & pt. 4	48	6	100	4850	Buildings	5700 00		
St. Lawrence, 929-931...	"	346		21	6	75	1612	"	4100 00		
Drolet, 360.....	"	15	832	20	72	1440	.....	" .....	1473 50	
Marie Anne, 88-90.....	"	1	166	25	100	2500	.....	" .....	612 50	undivided half
Mount-Royal, 484-490....	"	16	3 & pt. 4	48	6	100	4850	"	7500 00		
Cadieux.....	"	79	2	20	66	6	1350	60	Vacant.....	800 00	
Chambord, 76-80.....	"	6	87, 88	48	70	3360	.....	Buildings.....	3500 00	
Esplanade & St. Urbain..	"	499	N. W. pt.	60	168	10080	60	Vacant.....	6000 00		
Chambord, 3-5.....	St. Denis	6	34	24	70	1680	}	Buildings.....	2500 00		
Dufferin, 258-260.....		329	27	25	80	2000					
Berri, 1050-1052.....	St. Jean Bap.	15	parts	26	70	1820	.....	" .....	3000 00	
St. Dominique, 877.....	"	278		27	6	71	1952	}	4500 00		
Cadieux, 301-311.....	St. Louis	604		21	6	85	6			1328	
Cadieux, 608.....	"	952		20	2	irreg.	711	}			
Chambord, Breboeuf.....	St. Denis	331	parts							Vacant.....	5144 52
Lasalle, Carriere.....		"	8	pt. 452	25	100	2500	07 1/2	Vacant.....	187 50	
Huntley.....	"	167	pt. 42, 43	36	75	2700	15	"	400 00		
Drolet.....	"	7	107	25	109	2750	.....	Buildings	1200 00	
Huntley.....	"	165	58	22	70	1540	35	Vacant.....	540 00		
Drolet.....	"	162	49, 50	irreg.	irreg.	10975	16	"	1700 00		
Con. Carriere & Berri....	"	325	19, 20	48	72	1728	.....	Buildings	720 00	
Resther, 33-39.....	"	8	495	50	100	5000	10 1/2	Vacant.....	525 00		
Huntley.....	"	329	88	25	80	2000	.....	Buildings	500 00	
Dufferin, 247-249.....	"	7	890	25	110	2750	09	Vacant.....	233 75		
Labelle.....	"	190	parts	226	irreg.	15330	26	"	4000 00		
Drolet.....	"	190	27	40	75	3000	17	"	510 00		
Berri, 1196-1200.....	"	162	parts	45	70	2000	.....	Buildings.....	2000 00	
St. Denis, 1395, 1399....	"	198	30	40	75	3000	.....	" .....	6000 00	
St. Denis, 1231.....	"	162	193	22	95	2090	.....	" .....	4000 00	
Carriere, 70.....	Hochelaga.	166						Hotel.....	7800 00	part in Mile End	
Iberville, 231-241a.....		166	531 to 534	88	80	7040	.....	Buildings	8500 00	
Frontenac, 121.....	"	166	93	24	3	100	2425	"	1911 59		
Joliette.....	"	23	82	23	121	2783	13 1/2	Vacant	375 00		
Ontario.....	"	148	parts	520	120	62400	20	"	12480 00		
Moreau.....	"	80	N. W. pt. 189	16	75	1200	50	"	600 00		
Forsyth.....	St. Gabriel	166	398, 399	44	80	3600	16 1/2	"	600 00		
Centre.....		2994	N. W. 1/2	24	111	2664	11	Vacant.....	292 50		
Royal.....	"	3399a		25	94	6	2362	3800 00		
Centre, 306.....	"	2994	N. W. 1/2	24	117	2808	Buildings	2100 00		

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181 St. James Street, - - MONTREAL

WESTMOUNT

(COTE ST. ANTOINE)

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
Mount Pleasant Av. 443-447	Par. Montreal	374	1-80	25	107	2644	.....	Building	10304	20
Elgin Ave.	"	251	part	63 2	110 7	6835	.....	" .....	7000	
Selby St.	"	383	77	45 4	60	2980	49	Vacant.	1192	
Irving Ave.	"	1434	51	25	90	2250	.....	Wooden Building.	1000	
Prince Albert Ave.	"	214	36B & 370	50	146	7025	22	Vacant.	1545	10
Boulevard	"	374	part	irregular		84600	16	"	13536	
Mount Pleasant Ave.	"	374	75B	137 6	158 9	22124	20	"	4424	
Roslyn Ave.	"	219	154	50	111	5550	31 1/2	"	1748	25
do	"	219	Part of 156	25	111	2775	37 1/2	"	1040	62
Clairdeboye Ave.	"	383	42	25	110	2750	50	"	1375	
Arlington Ave.	"	230	23	irregular		5637	35	"	1972	95
Grosvenor Ave.	"	219	105	25	111	2775	.....	Buildings.	5500	
Victoria Ave.	"	215	81	50	125	6250	35	Vacant.	2187	
Sherbrooke.	"	231 & 232	parts of	irregular		28312	50	"	14156	
Prospect.	"	384	Parts	irregular		4410	12 1/2	"	553	
Victoria Ave.	"	215	42, 1 & 2	46	116 5	.....	.....	Buildings.	13000	
Springfield Ave. and Victoria Ave., 14-18	"	244	95	103 9	115	11931	.....	" .....	24750	
Springfield Ave.	"	244	part 10	}						
Springfield Ave.	"	267, 269	parts of	}						
Springfield Ave.	"	270	parts of	}						
Clarke Avenue.	"	310	13, 14 & 15	75	138 6	10380	69	Vacant.	30211	51
Elgin Ave.	"	251	part	irregular		7099 8	36 1/2	"	7200	
Dorchester, 4049	"	380	19	25	124 8	2866	.....	Building	2600	
Springfield Ave.	"	244	pt. of 5	irregular		1188	35	Vacant.	13000	
do	"	244	pt. of 5	}					420	
do	"	242	part of	irregular		9260	39	"	3611	40

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